

Villa

Buje, Istria



Ref	RE-U-21506
Type	Villa
Region	Istria > Umag
Location	Buje
Front line	No
Sea view	Yes
Distance to sea	9000 m
Floorspace	120 sqm
Plot size	1614 sqm

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No. of bedrooms	2
No. of bathrooms	2
Price	Price upon request

Designer stone house with a spectacular sea view in Buje area, cca. 9 km from the sea.
Total area is 120 sq.m. Land plot is 1614 q.m.

In the rugged expanse of the Istrian peninsula, perched atop a hill with commanding views of the sea, vineyards, and olive groves, lies the medieval town of Buje. This enclave, steeped in tradition, benefits from its proximity to the sea, a Mediterranean influence, and a mild continental climate. Buje's hilly landscape, coupled with its dedication to agriculture, hunting, and tourism, creates an appealing haven with preserved and unpolluted natural beauty.

Nestled in a quaint village near Buje, a designer stone house with an awe-inspiring view stands as a testament to craftsmanship and modern adaptation. The interior of this ancient stone dwelling, rescued from the clutches of obscurity, now seamlessly blends the warmth of wood and the coolness of stone, adorned with a fusion of modern and rustic furnishings.

This three-tiered abode unfolds its story through a basement, ground floor, and first floor. The basement, spanning approximately 40 square meters, harbors a bedroom, a bathroom, and a storage sanctuary. The ground floor unfolds into an inviting living room, a dining haven, a well-equipped kitchen, a discreet toilet, a welcoming lobby, and a staircase that ascends to the gallery on the first floor. Here, a bedroom, a bathroom, and a library invite contemplation and repose.

For climatic comfort, the house employs the embrace of air conditioners and floor heating, facilitated by a judiciously chosen heat pump. The verdant yard, a sanctuary of tranquility, extends a panoramic spectacle that stretches from Italy to the Dolomites and the shimmering sea.

This singular property, ensconced in an extraordinary location, beckons as an ideal haven for peaceful family living or a shrewd investment primed for the realm of tourist rentals. The marriage of ancient allure and modern convenience in this unique dwelling provides a canvas for a lifestyle that harmonizes with nature's grandeur.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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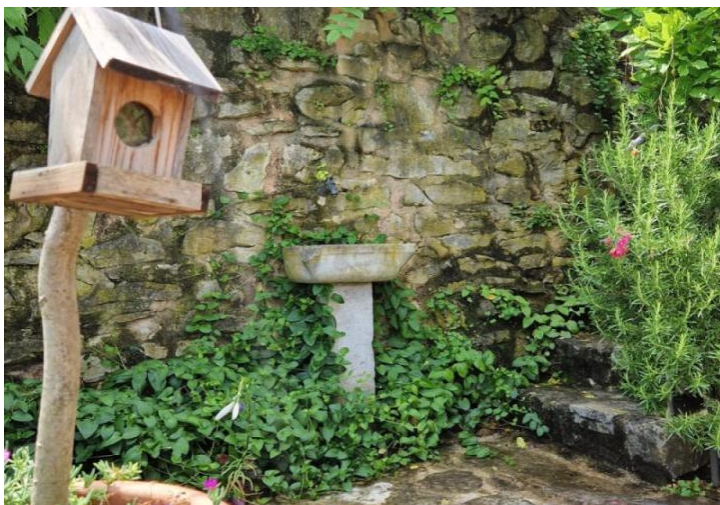
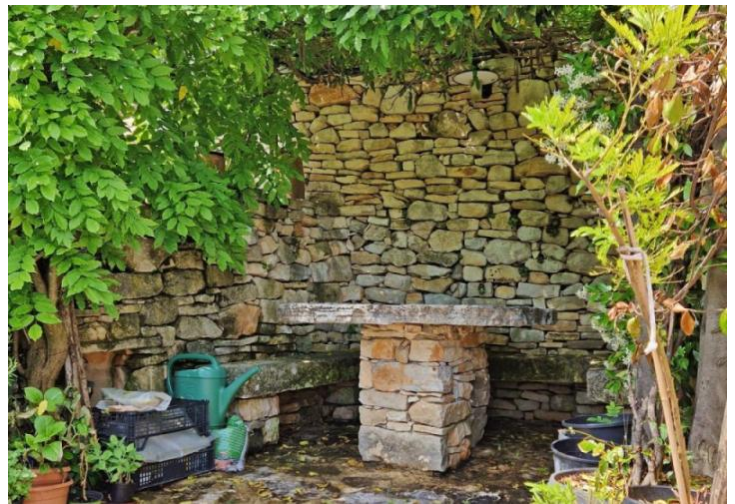
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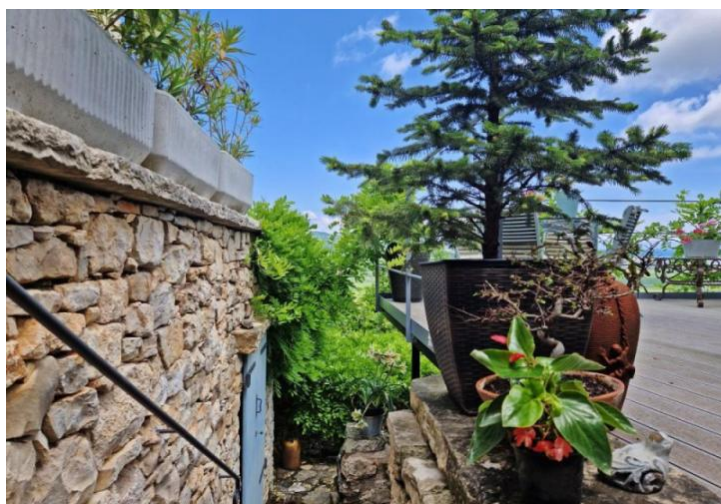
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